

TECHNICAL REVIEW COMMITTEE (TRC) PLAT REVIEW COMMENTS

Staff Only:

TRC Meeting Date: 10-17-19

TRC Comments Sent Date: 10-21-19

Revisions Received Date (R1): 10-29-19

Staff Response Date (R1): 11-4-19

Revisions Received Date (R2): 11-13-19 3rd 11-22-19

Staff Response Date (R2): 11-15-19 TRC comments met 11-22-19

Planning Commission Date: 12-4-19

Interdepartmental Staff and outside agencies have reviewed and prepared comments for the proposed plat. All plats must comply with applicable review criteria. These comments are intended to be final.

All corrected plats must be submitted with a comment resolution (response) letter for staff review.

Major plats, in compliance with review criteria, are recommended for approval to the Planning Commission by the TRC. Development Services staff will determine when the plat is scheduled for Planning Commission.

Administrative plats, in compliance with review criteria, are approved by the Director on a rolling basis.

Project: 19PL1107

PADRE ISLAND No. 1, Block 34, LOT 5R (FINAL – 0.55 ACRES)

Located east of South Padre Island Drive (Park Road 22) and north of State Hwy 361.

Zoned: RS-6

Owner: Ella Elle Edwards

Engineer: Texas Geo Tech Land Surveying

The applicant proposes to plat the property to develop a residential home.

| GIS | | | | | | |
|-----|-------|---|--------------------|------------------|--------------------|------------------|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | The plat closes within acceptable engineering standards. | NOTED | Correct. | | |
| 2 | Plat | Ella Edwards Subdivision is not acceptable, the subdivision is Padre Island No. 1, Block 34, Lot 5R. | CORRECTED | Correct. | | |
| 3 | Plat | Packers channel is incorrect, label the correct name of the channel. | CORRECTED | Correct. | | |
| 4 | Plat | The location map shall be revised as follows: a. to a greater scale to show a wider view, b. without property identification numbers, c. the site shall be located and labeled. | DONE | Correct. | | |
| 5 | Plat | Padre Island No. 1 consist of several pages in the M.R.N.C.T., v13/p1-8, correct and revise. | CORRECTED | Correct. | | |
| 6 | Plat | Remove the text "EDGE OF PAVEMENT" from the plat. | REMOVED | Correct. | | |
| 7 | Plat | Label the complete and correct legal description of the adjacent properties. | DONE | Correct. | | |

| LAND DEVELOPMENT | | | | | | |
|------------------|-------|---|-----------------------|---|--------------------|--|
| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
| 1 | Plat | Change the BL to YR. Provide a legend for the acronyms and points. UDC Table 4.3.3 | DONE (SEE NOTE No. 8) | Partially addressed. Legend to include "FND", I.R., Sq. Ft, M.R.N.C.T. and any other acronym or abbreviations used. | ADDED A LEGEND | Move Legend to below Plat notes. DONE Addressed on 11-22 |
| 2 | Plat | Remove plat note # 8. UDC Section 8.3 | DONE | Addressed. | | |
| 3 | Plat | Correct the DS Engineer certificate to Ratna Pottumuthu, P.E. UDC Section 3.8.5 | DONE | Not addressed. DS Engineer is now Pablo Martinez, P.E. | CHANGE NAMES | Addressed. |
| 4 | Plat | Correct the Planning Commission secretary to Al Raymond, III, AIA, CBO and Chairman to Carl Crull, P.E. UDC Section 3.8.5 | DONE | Addressed. | | |
| 5 | Plat | For the two south adjacent plats, provide ownership name. and document number of Deed. UDC Section 3.8.5 | ADDED | Addressed. | | |
| 6 | Plat | Show and label the drainage easement on the south adjacent property. UDC Section 3.8.5 | ADDED | Addressed. | | |
| 7 | Plat | Water Distribution System acreage fee – .55 acres x \$719.00/acre = \$395.45 UDC Section 8.5.1 | NOTED | To be addressed prior to recordation. | | |
| 8 | Plat | Wastewater System acreage fee – .55 acres x \$1,571.00/acre = \$864.05 UDC Section 8.5.1 | NOTED | To be addressed prior to recordation. | | |
| 9 | Plat | Waste water Pro-rata fee- 80 Lf x \$12.18/Lf = \$974.40 UDC Section 8.5.1 | NOTED | To be addressed prior to recordation. | | |
| 10 | Plat | Informational: A LSLS surveyor stamp is not required for the plat as the state also owns from the rear property line to submerged boundary. Plat description is correct, contrary to Deed description. | NOTED | Addressed. | | |

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|----|------|---|-------------|------------|--|--|
| 11 | Plat | Verify existing Coastal Easement as there has been a previous demolition of a structure on state owned lands. Provide document reference on the plat. If there is not an easement, a new easement may be required for owner. Provide a plat note indicating new structures beyond rear lot line will require a permit from the General Land Office. UDC Section 8.2.8 | SEE NOTE #9 | Addressed. | | |
|----|------|---|-------------|------------|--|--|

PLANNING/Environment & Strategic Initiatives (ESI)

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | | Addressed. | | |

DEVELOPMENT SERVICES ENGINEERING

| Action | Yes | No |
|-------------------------------|-----|----|
| Public Improvements Required? | | No |
| Water | | No |
| Fire Hydrants | | No |
| Wastewater | | No |
| Manhole | | No |
| Stormwater | | No |
| Sidewalks | Yes | |
| Streets | | No |

Refer to UDC Section 3.8.3.D Waivers if applicable.

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| Applicant Response on Waiver: | | |
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DEVELOPMENT SERVICES ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|--------------------|--|--|---------------------------------------|
| 1 | Plat | Submit a waiver request and application fee (\$160) for the sidewalk or submit Public improvement plans to Development Services. Construction and acceptance are required for sidewalk. Submit public improvement plans to Publicimprovements@cctexas.com for review and approval. Public improvements must be inspected and approved. | NOTED | Not addressed. Applicant response did not indicate whether Plan will be submitted or a request for a Waiver with response above. | WE WILL BE SUMMITTING A LETTER FOR A WAIVER AND A CHECK FOR 160.00 | To be addressed prior to recordation. |

UTILITIES ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No water construction is required for platting. | NOTED | Addressed. | | |
| 2 | Plat | No wastewater construction is required for platting. | NOTED | Addressed. | | |

TRAFFIC ENGINEERING

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|------------------------|------------------|--------------------|------------------|
| 1 | Plat | Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC | NOTED (SEE NOTE No. 7) | Addressed. | | |

FLOODPLAIN

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|--|--|---|-----------------------|------------------|
| 1 | Plat | a. Plat note 3. Should read Per Flood Insurance Rate Map, MAP INDEX 4854640169C, Map Revised 07/18/1985, The subject property is located in Zone B and C, defined as areas of moderate and minimal flooding. | "PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0755G, MAP REVISED 10/23/2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED." | They partially addresses my comments. For this plat we need a note or two notes that clearly state the Effective FIRM and Preliminary FIRM information. We require delineation for Special Flood Hazard Areas (those that start with A or V). Yvette Wallace 361-826-3840 | ADDED THE INFORMATION | Addressed. |
| 2 | Plat | b. Add additional plat note for Preliminary FIRM. Preliminary FIRM indicates Zone AE and X (shaded). | SEE FLOODPLAIN 1 COMMENT | | | Addressed. |

FIRE DEPARTMENT - INFORMATIONAL, REQUIRED PRIOR TO BUILDING PERMIT

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|--------|---|--------------------|------------------|--------------------|------------------|
| 1 | Infor: | Note: all code reference is based on currently adopted International Fire Code (IFC) 2015. Water standards and fire apparatus turn around provisions are cited for any future infrastructure development of Playa Del Rey Rd. | NOTED | Addressed. | | |
| 2 | Plat | WATER DISTRIBUTION SYSTEM STANDARDS Fire flow at 750 GPM with 20 psi residual Fire hydrants to be located every 600 feet apart and operational. | NOTED | Addressed. | | |

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|---|------|--|-------|------------|--|--|
| 3 | Plat | 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. Turn around provisions shall be provided with either a 60 ft. "Y", or 96-foot diameter cul-de-sac, or hammer head (hammer head dimensions to follow City Design Standards.) | NOTED | Addressed. | | |
|---|------|--|-------|------------|--|--|

GAS

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | | No comment. | | Addressed. | | |

PARKS

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|---|--------------------|---------------------------------------|--------------------|------------------|
| 1 | Plat | Parkland Dedication Requirement and Park Development Fees apply. Park Development Fee (\$200 per unit) – (\$200) x (1 units) = \$200.00 | NOTED | To be addressed prior to recordation. | | |
| 2 | Plat | Community Enrichment Fund: Land dedication required is 1 acre per 100 proposed dwelling units. Therefore, 1 acre/100units x 1 unit = 0.01 acres of land dedication. | NOTED | To be addressed prior to recordation. | | |
| 3 | Plat | Parks Dept will not accept land. a. In lieu of land dedication, \$62,500/acre x .01 acres = \$625.00 is due unless fair market value/purchase information is provided UDC Section 8.3.6 | NOTED | To be addressed prior to recordation. | | |

REGIONAL TRANSPORTATION AUTHORITY

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | | No comment. | | Addressed. | | |

NAS-CORPUS CHRISTI

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | | No comment. | | Addressed. | | |

CORPUS CHRISTI INTERNATIONAL AIRPORT

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | | No comment. | | Addressed. | | |

AEP-TRANSMISSION

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | | No comment. | | Addressed. | | |

AEP-DISTRIBUTION

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | | No comment. | | Addressed. | | |

TXDOT

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | Plat | No comment. | | Addressed. | | |

NUECES ELECTRIC

| No. | Sheet | Comment | Applicant Response | Staff Resolution | Applicant Response | Staff Resolution |
|-----|-------|-------------|--------------------|------------------|--------------------|------------------|
| 1 | | No comment. | | Addressed. | | |

INFORMATIONAL

Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only.
These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval.
Additional comments may be issued with the subsequent submittal plans associated with the property development.

LAND DEVELOPMENT

- Property not exempt from Lot/Acreage fees as per PIIC Map. Utility account has been closed as well.
- Water lines installed by developer. Waste water lines installed by City. Pro-rata applies for Waste water.
- Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing.